



# Town Council Agenda Report

**SUBJECT:** RESOLUTION - Plat - Madison Lakes Plat

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

(P 2-3-99 - Deni Associates, Inc., Petitioner/FLR Company, Owner - 5060 SW 82 Avenue, Generally located on the east side of W 82 Avenue approximately 3/4 mile north of Stirling Road)

**REPORT IN BRIEF:**

The proposed plat consists of approximately 12.12 acres shown as Parcels 1 and 2 including a 1.79 acre lake reflected on Parcel 2. Proposed for the site are 62 townhouses units with access provided from SW 82 Avenue.

The plat is in conformance with Town Code requirements and can be considered in final form.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

Town Council approved a rezoning (ZB 5-2-99) on second reading August 4, 1999, from A-1, Agricultural District to RM-5, Low Medium Density Dwelling District.

The Planning and Zoning Board recommended approval (5-0, September 22, 1999).

Staff recommends approval of the proposed plat subject to the following:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificates of occupancy for structures within the development. Prior to plat recordation, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
  - a. Reconstruct two lane section on SW 82 Avenue from Griffin Road or Stirling Road to the site.
  - b. Provide right and left turn lane storage at entrance.
  - c. Provide guardrail adjacent to existing canal.

**FISCAL IMPACT**

|                            |    |
|----------------------------|----|
| Is appropriation required? | no |
| Funding appropriated?      | no |

**RECOMMENDATION(S):**

Motion to approve the resolution subject to the planning report.

**Attachment(s):** Resolution with backup, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat of the subdivision to be known as the Madison Lakes Plat has been approved by the Town Planning and Zoning Board on May 12, 1999.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat of the subdivision known as the Madison Lakes Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

**TOWN OF DAVIE**  
PLANNING AND ZONING DEPARTMENT  
PLANNING REPORT

**REFERENCE:** Plat - P 2-3-99

**PLAT NAME:** Madison Lakes

**APPLICANT:** Surveyor: Deni Associates  
Owner: FLR Company

**ANALYSIS:** Land Use/Zoning: Residential 5 du/ac/RM-5 & A-1  
Location: Generally located on the east side of SW 82 Avenue  
approximately 3/4 mile north of Stirling Road.  
Development Review Committee: see attached summary.

The proposed plat consists of approximately 12.12 acres shown as Parcels 1 and 2, including a 1.79 acre lake reflected on Parcel 2. Proposed for the site are 62 townhouses units with access provided from SW 82 Avenue.

The plat is in conformance with Town Code requirements and can be considered in final form.

**RECOMMENDATION:** The Planning and Zoning Division, therefore, recommends **APPROVAL** of the proposed plat subject to the following:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificate s of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
  - a. Reconstruct two lane section on SW 82 Avenue from Griffin Road or Stirling Road to the site.
  - b. Provide right and left turn lane storage at entrance.
  - c. Provide guardrail adjacent to existing canal.

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report (5-0), September 22, 1999.

**Note:** In order to obtain the final signature prior to plat recordation or expiration from the Town of Davie Development Services Department, the petitioner or property owner must provide the Development Services Department notice of at least 3 business days, but no more than 10 business days prior.

Prepared By: \_\_\_\_

Reviewed By:

**TOWN OF DAVIE**  
DEVELOPMENT REVIEW REPORT

**Name:** Madison Lakes

**Date:** June 29, 1999

**Number:** P 2-3-99

**PROJECT DESCRIPTION**

**Location:** Generally located on the east side of SW 82 Avenue approximately 3/4 mile north of Stirling Road.

**Platted:** Yes \_\_ No X      **Required:** Yes X No \_\_

**Acreage/Existing use:** 12.12 acres/Vacant

**Proposed Use/Density:** 61 townhouse units

**Land Use/Zoning:** Residential (5 du/ac)/RM-5 & A-1

**Existing Uses:**

**North:** Vacant

**South:**

**East:** Commercial & Vacant

**West:** Agriculture

**Adjacent Land Use/Zoning:**

**North:** Residential (5 du/ac)/A-1

**South:** Residential (5 du/ac)/A-1

**East:** Commercial/B-2,B-3 & A-1

**West:** Residential (3 du/ac)/

**SERVICES**

**Wastewater:** Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

**Potable Water:** Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

**Future Land Use Plan:** Consistent with plan designation.

**Drainage:** Must meet District and Town retention requirements.

**Solid Waste:** Provider - Private carting company.

**Fire Protection:** .

**Engineering:** .

**Building:**

**Florida Power & Light:**

**Parks and Recreation:** Execute a Recreational Impact fee agreement.

**Regional Transportation:** Impacts SW 82 Avenue, Stirling Road and Griffin Road.

EXISTING ZONING: RM5 A1  
PROPOSED ZONING:   
LAND USE DESIGNATION: R3, S

|                        |                 |
|------------------------|-----------------|
| TOWN OF DAVIE USE ONLY |                 |
| PLAT NO.               | <u>P2-3-99</u>  |
| FEE.                   | <u>\$170.00</u> |
| Receipt No.            | <u>4437</u>     |

RECEIVED  
FEB 26 1999

TOWN OF DAVIE  
PLAT REVIEW APPLICATION

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks payable to TOWN OF DAVIE

DATE FILED: 2/26/99 FINAL PLAT:   
PRELIMINARY PLAT: x NON-RESIDENTIAL:   
RESIDENTIAL: x ACREAGE: 12.12  
NO. OF UNITS: 62 townhouse units

PROPOSED SUBDIVISION NAME: MADISON LAKES  
ADDRESS AND/OR LOCATION: S.W. 82nd Avenue, between Stirling Road & Griffin Road  
LEGAL DESCRIPTION: Portion of Tract 14, 19 & 22, Section 33-50-41, EVERGLADES SUGAR & LAND CO. SUB.

NAME OF OWNER OF PROPERTY: FLR Company  
ADDRESS: 350 S. Ocean Blvd., Unit 108  
Boca Raton, FL 33432

REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT: Mikki L. Hitt  
ADDRESS: Deni Associates PHONE: (954)720-1042  
5701 Pine Island Road, Suite 260  
Tamarac, FL 33321

7201045

\*\*\*\*\*

OFFICE USE ONLY

Approved as to form: Jat Fee paid: 2/24/99  
Development Review Committee: 3/23/99  
Planning and Zoning Board: 5/12/99  
Town Council:

FLR Company  
OWNER'S NAME(S)  
Micki Hitt V.P.  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

350 S. Ocean Blvd., Unit 108  
ADDRESS

Boca Raton, FL 33432  
CITY, STATE, ZIP

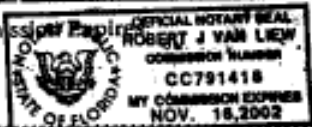
(561) 392-0999  
PHONE

The foregoing instrument was acknowledged before me  
this 24<sup>th</sup> day of February, 19 99, by  
MARY LANDAU who is personally  
known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

NOTARY PUBLIC  
Sign: [Signature]

Print: ROBERT J. VAN LIEN

My Commission Expires: NOV. 18, 2002  


Micki Hitt  
PETITIONER'S NAME  
Micki Hitt  
PETITIONER'S SIGNATURE

5701 Pine Island Road, Suite 260  
ADDRESS

Tamarac, FL 33321  
CITY, STATE, ZIP


(954) 720-1042  
PHONE

The foregoing instrument was acknowledged before me  
this 24<sup>th</sup> day of February, 19 99, by  
Micki L. Hitt who is personally  
known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

NOTARY PUBLIC  
Sign: Wendy Vaughn

Print: Wendy Vaughn

My Commission Expires: WENDY VAUGHN  
COMMISSION # CC580324  
EXPIRES AUG 27, 2000  
BOARDED THROUGH  
ATLANTIC BOARDING CO. INC.  


OFFICE USE ONLY

# SKETCH OF BOUNDARY SURVEY

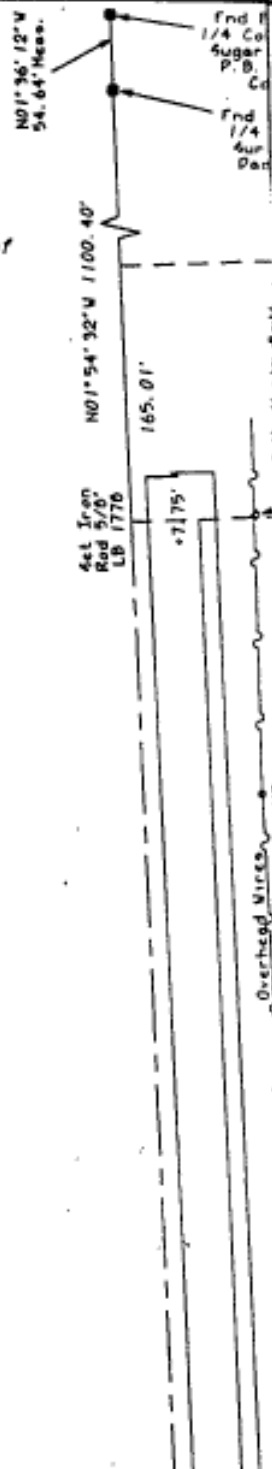
## DESCRIPTION:

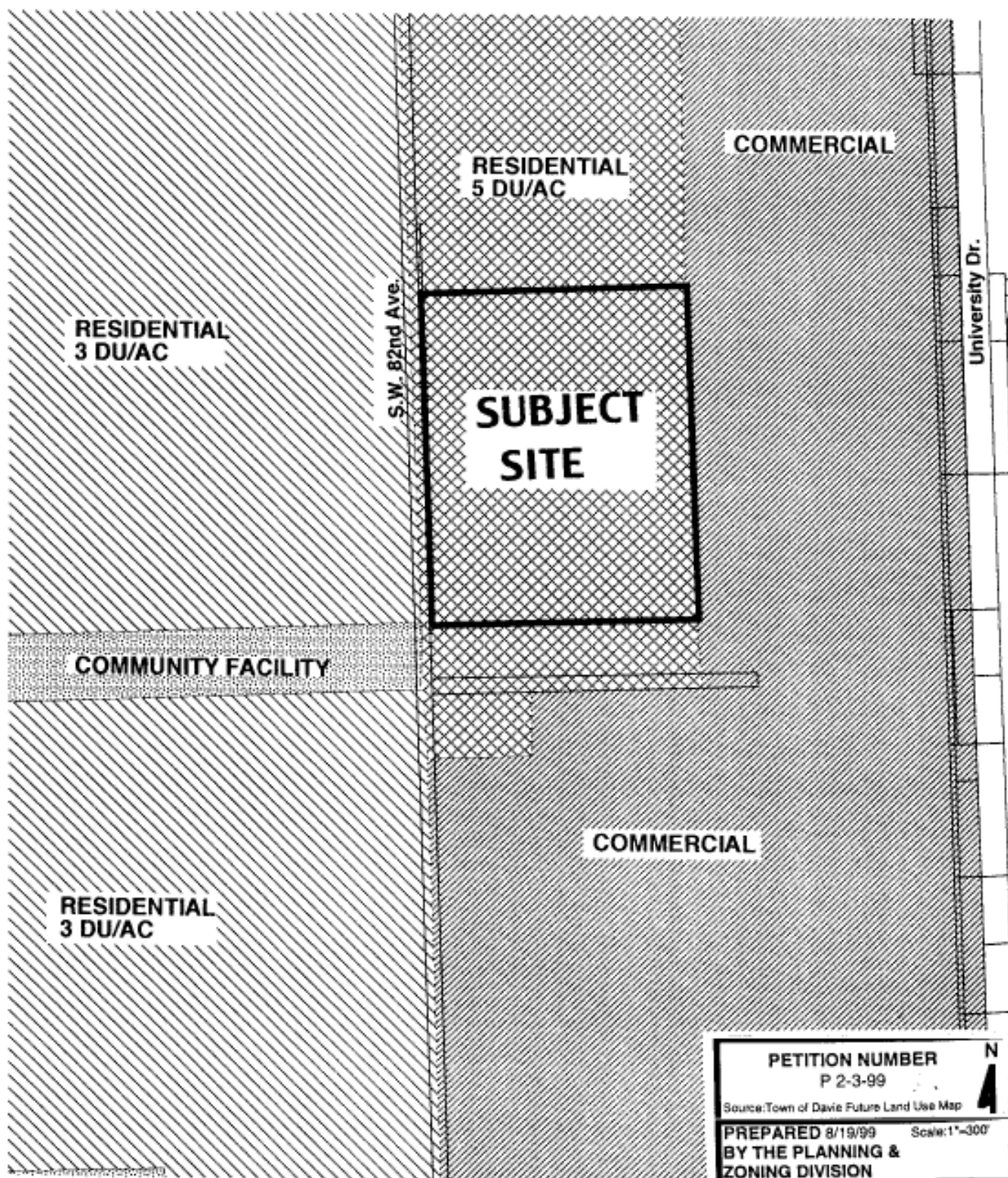
The West one-half of Tract 22 of Section 33, Township 50 South, Range 41 East, of EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 3, Page 67 of the Public Records of Dade County, Florida.

### TOGETHER WITH

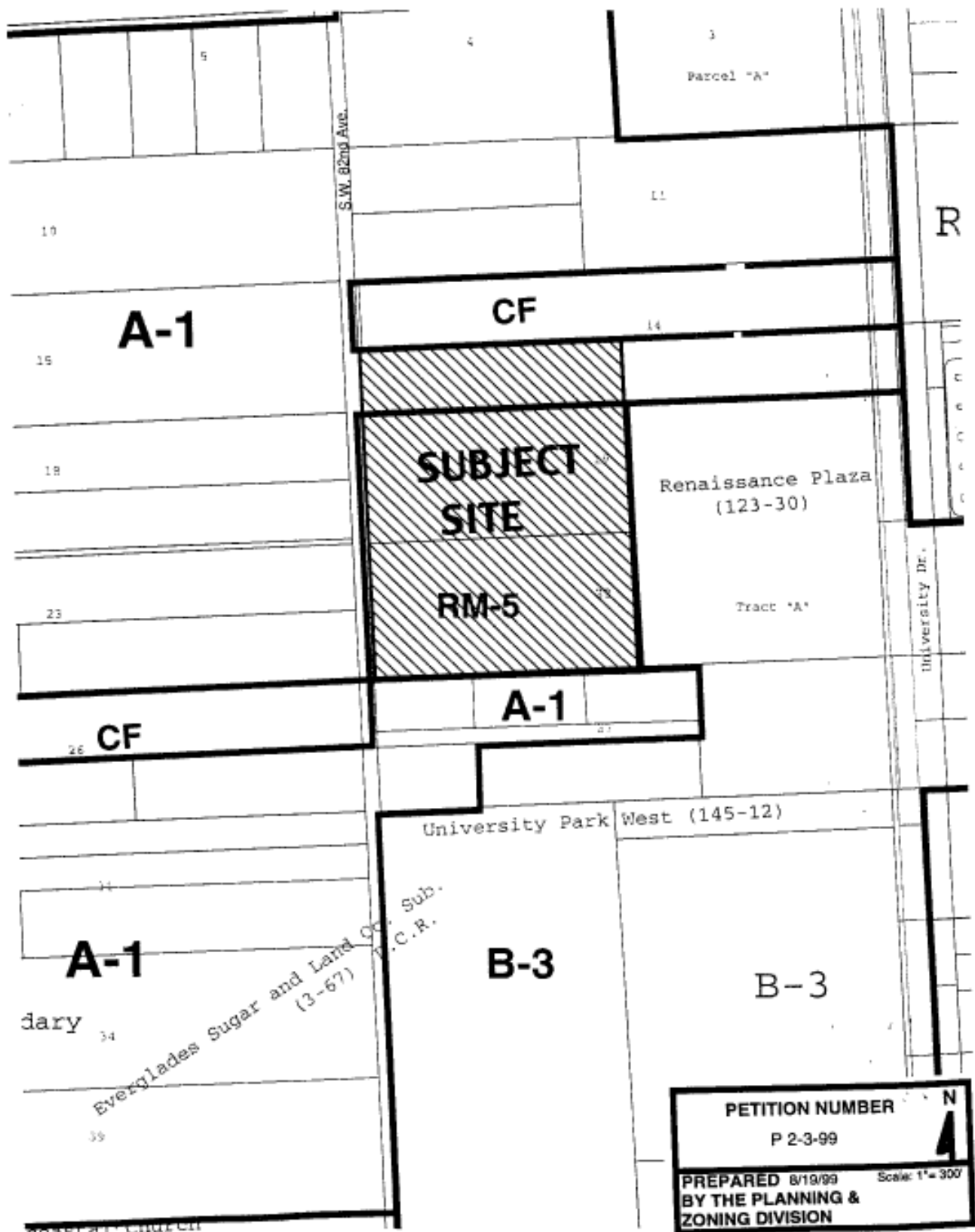
The West one-half of Tract 19 and the West one-half of the South one-half of Tract 14 of the EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, of Section 33, Township 50 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 3, Page 67 of the Public Records of Dade County, Florida. Less the West 20.00 feet thereof for road purposes.

Said lands situate lying and being in the Town of Davie, Broward County, Florida.











PINE ISLAND RD

SW 82 AVE

**SUBJECT  
SITE**

UNIVERSITY DR

**N**  
↑  
**DATE FLOWN**  
**JANUARY 1998**  
**SCALE: nts**  
**P 2-3-98**